

CLUBLEYS



1 Millbeck Close,
Market Weighton YO43 3YA
£320,000



A wonderful detached bungalow standing on a generous plot with beautiful mature gardens to the front and rear. The property is impressive both inside and out, internally the accommodation is spacious having a central reception hallway that provides access to the light and airy sitting room, a well fitted kitchen, dining room, three bedrooms, bathroom and shower room. The conservatory provides a peaceful sitting area, a space to unwind and relax and enjoy views over the private garden. There is a driveway to the side of the property providing parking for numerous vehicles and access to the garage and utility, Offering NO ONWARD CHAIN.



LOCATION

Market Weighton is a small town and civil parish in the East Riding of Yorkshire. It is one of the main market towns in the East Yorkshire Wolds and lies midway between Hull and York, about 2 miles (32 km) from either one.

Market Weighton has a selection of shops, including Tesco and filling Station, schools, public Houses, library, sports facilities and a Doctor's Surgery, and is ideally located for access into Hull and York, as well as onto the M62 motorway network.

THE ACCOMMODATION COMPRISES

ENTRANCE HALL

PVC side entrance double doors, ceiling coving, laminate wood flooring, radiator, fitted cupboard, airing cupboard housing hot water cylinder, access to loft space which is boarded with loft ladder and light.

SITTING ROOM

3.94m x 3.90m (12'11" x 12'10")
TV aerial point, ceiling coving, radiator, bay window.

KITCHEN

3.33m x 3.31m (10'11" x 10'10")
Fitted with a range of wall and floor units incorporating complimentary work surfaces, stainless steel sink unit, extractor hood, integral dishwasher, corner carousel cupboard, integral fridge, PVC side entrance door, radiator, ceiling coving.

DINING ROOM

3.31m x 2.86m (10'10" x 9'5")
Radiator, ceiling coving.

CONSERVATORY

7.05m x 1.75m (23'2" x 5'9")
Radiator, brick dwarf wall, PVC windows to two sides, PVC double doors to garden, laminate wood flooring.

BEDROOM ONE

3.63m max x 2.86m max (11'11" max x 9'5" max)
Fitted wardrobe on one wall, radiator, ceiling coving.

BEDROOM TWO

3.94m x 3.06m (12'11" x 10'0")
Fitted wardrobe, radiator, ceiling coving.

BEDROOM THREE

2.67m x 2.13m (8'9" x 7'0")
Fitted cupboard with over head storage, radiator, ceiling coving.

BATHROOM

Three piece suite comprising panelled bath with mixer shower attachment, pedestal wash hand basin, low flush WC, chrome ladder style radiator, fully tiled walls, laminate wood flooring, recessed ceiling lights.

SHOWER ROOM

Step in shower cubicle, low flush WC, pedestal wash hand basin, part tiled walls, tiled floor, ceiling coving, chrome ladder style radiator,

OUTSIDE

To the front of the property the garden is laid mostly to lawn with flower and shrub borders and gravelled driveway leading to the single garage providing ample parking. At the rear, a paved patio area to the side and lawned garden with mature tree and shrub beds. Garden shed and greenhouse.

UTILITY ROOM

2.72m x 1.79m (8'11" x 5'10")
Fitted with a range of wall and floor units, stainless steel sink unit, work surfaces, plumbing for automatic washer. Upvc rear entrance door.

GARAGE

6.11m x 2.72m (20'1" x 8'11")
Up and over door, power and light, wall mounted gas fired central heating boiler, sliding door to utility room.

ADDITIONAL INFORMATION

SERVICES

Mains water, gas, electricity and drainage.

APPLIANCES

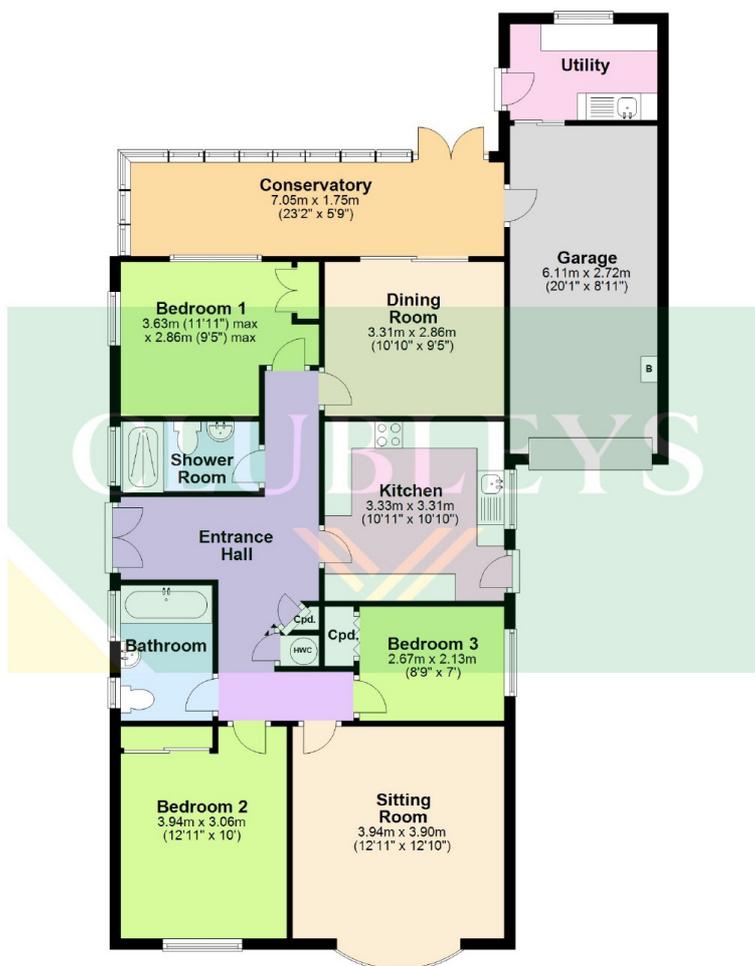
No appliances have been tested by the agent.

LOCAL AUTHORITY

East Riding of Yorkshire Council BAND D



Ground Floor
Approx. 124.0 sq. metres (1334.4 sq. feet)



Total area: approx. 124.0 sq. metres (1334.4 sq. feet)

This plan is for illustrative purposes only.
Plan produced using PlanUp.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

AGENTS NOTE

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed survey, nor tested the services, appliances and specific fittings for this property.

VIEWING

By appointment with the agent.

OPENING HOURS

9 am to 5:30 pm Monday to Friday &
9 am - 3 pm Saturday.

PROPERTY VALUATION/SURVEY

Should you be purchasing a property through another agent, we offer a full range of survey reports comprising Homebuyer's Reports, Building Surveys and reports on structural defects, all offered at competitive prices with money saving initiatives. For further impartial advice ring 01759 304625 or email mortvals@dial.pipex.com

FREE VALUATIONS FOR SALE

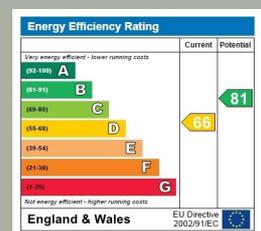
If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our valuers to call.

MORTGAGES

We are keen to stress the importance of seeking the importance of seeking professional mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Adviser, by phoning her on 07540 536891 email Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd which is authorised and regulated by the Financial Conduct Authority



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